

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

June 6, 2013



FP13-03: proposed Final Plat of The Traditions Subdivision – Phase 20B

SIZE AND LOCATION: 8.940 acres of land out of the Thomas J. Wooten League A-59 and southeast of the 3000 block of West Villa Maria Road

EXISTING LAND USE: vacant land

ZONING: Planned Development – Mixed Use (PD-M)

APPLICANT(S): TAP –Lard Development, L.L.C.

AGENT(S): McClure & Brown Engineering / Surveying L.L.C.

STAFF CONTACT: Randy Haynes, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION AND RECOMMENDATION:

The proposed subdivision creates 34 lots on 8.940 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). In addition to all normal requirements of a residential final plat, the proposed final plat complies with additional standards set out within the development plan for residential lots in this section of the Traditions development.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.